

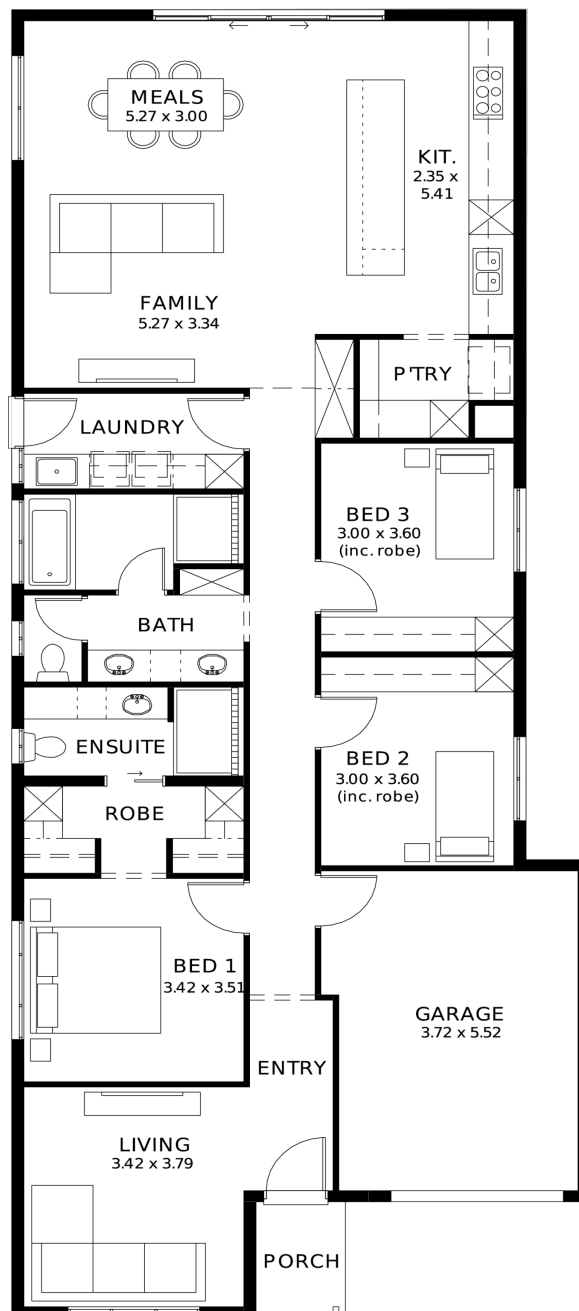
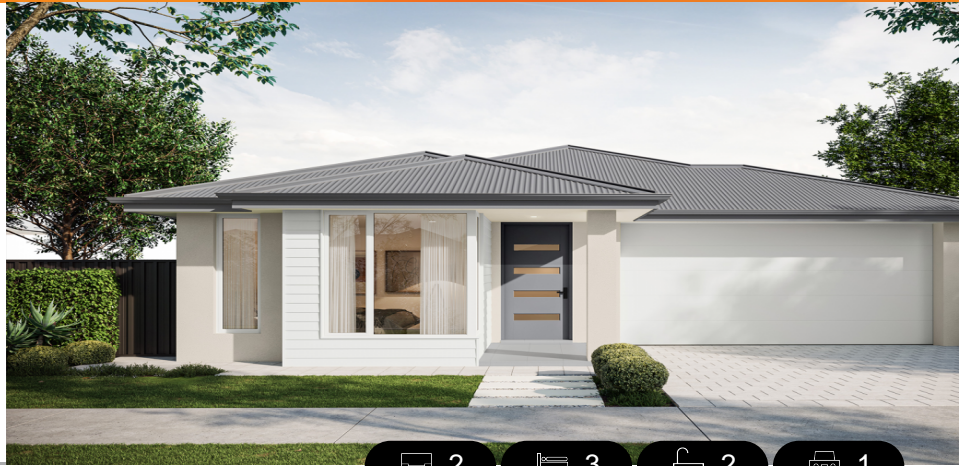
Gossamer 3.5 (V1.2)

House and Land from

\$773,000*

LOT 64
NEW ROAD,
ANGLE VALE
'EMERALD ESTATE'

Lot Size: 310.00m²
House Size 180.84m² / 19.47sqgs
Width 9.00m (incl. garage)
Elevation: Horizon 02 TIMELESS 12.5m



**STATESMAN
HOMES**

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These exceptional features are just the beginning

Premium Turnkey Inclusions

Architecturally designed home - Crafted by a world-renowned architect for modern living and timeless street appeal

Designer interior styling - Curated colour schemes and finishes by a renowned interior designer

Complete flooring package - Timber laminate to main living areas with premium carpet to bedrooms

6.6kW solar system - Energy-efficient living with reduced electricity costs

Driveway & perimeter paving - Fully completed external paving for a polished, low-maintenance finish

Stormwater system included - Engineered drainage solution for long-term durability

20mm stone benchtops - Premium stone surfaces to kitchen and pantry

Ducted reverse cycle air conditioning - Zoned comfort throughout the home

Full height tiling to bathroom and en-suite

Floor-to-ceiling tiles - Luxury tiling to bathrooms and ensuite

Site costs included - Comprehensive allowance for site preparation and works

Encumbrance requirements included - Designed to meet estate guidelines

High 2700mm ceilings - Enhancing space, light, and overall luxury feel

Premium kitchen appliances - 900mm oven, cooktop, rangehood & dishwasher

25 Year Structural Guarantee - Built with confidence and long-term assurance

Packed with additional quality features, smart design elements, and premium finishes throughout - this home offers exceptional value and lifestyle

Call now or book an appointment to explore available house & land packages